


James Arnold Nickoles, 86-381-A
et ux
SE/S Chapman Rd., 280' NE of
Colorado Ave. (3313 Chapman Rd.)
2nd Elec. Dist.

Ms. Pam Horwitz
3307 Chapman Road
Randallstown, MD 21133


Deputy Zoning Commissioner
of Baltimore County

(over)

Beginning at a point on the southeast side of Chapman Road
280' northeast of Colorado Avenue and thence running
South 48, 13' 29" East 655.40' thence;
North 50, 23' 04" East 201.00' thence;
North 60, 15' 15" West 472.00' thence;
North 48, 13' 29" West 225.00' thence;
South 41, 01' 49" West 99.37' to the beginning point.

Also known as 3313 Chapman Road, Randallstown, Md. 21133 in the
2nd Election District.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James A. Nickoles, 11503 Reisterstown Rd., Owings Mills, MD 21117, Petitioners.

DATE 4/27/86 ACCOUNT NO. R-01-615-000
SIGN & POST RETURNED
4/27/86 AMOUNT \$ 69.74
RECEIVED FROM Stacey T. Nickoles
FOR Advertising & Posting re Case #86-381-A
P.O. NO. BOL7*****575ta 6026F

PETITION FOR ZONING VARIANCE
2nd Election District

LOCATION: Southeast Side of
Columbus Road, 280 feet West of
Columbus Avenue (3313) Chapman
Road

DATE AND TIME: Wednesday,
April 2, 1986, at 9:30

PUBLIC HEARING: Room 106,
City Hall Building, 111 W.
Chapeau Avenue, Springfield,
Maryland 21156

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Ordinance of Baltimore County, will hold a public hearing on the following petition for zoning variance to permit full year's agriculture in part of the required 50 feet.

That the applicant, James Arnold (Nicholas), et al, as shown on plan attached to this petition, is located in the above Zoning Office.

In the event the Commission is granted, a building permit may be issued for the above property for the period. The Zoning (30 day appeal period).

It is, however, necessary any request for a building permit for the above property during this period for the above property. Such request must be received in writing by the date of the hearing set above or made at the hearing.

ARNOLD JARLON,
Zoning Commissioner
Baltimore County

Mar. 13, 1986

24.75

PETITION FOR ZONING VARIANCE
_____ Ward Election District
LOCATION: Southwest Side of Chapman Road,
280 feet Northeast of Colorado Avenue (3313
Chapman Road)
DATE AND TIME: Wednesday, April 2, 1988, at
8:30 a.m.
PUBLIC HEARINGS: Room 108, County Office
Building, 111 W. Chippewa Avenue, Tompkins

Cost of Advertisement \$20.00

Avenue, Towson, Maryland

VALIDATION OR SIGNATURE OF CASHIER

Number of Signs: 1

NEG:JGH:slm

Eugene A. Bober
Chief, Current Planning and Development

Enclosures

Number of Signs: 1

NEG:JGH:slm

Eugene A. Bober
Chief, Current Planning and Development

Enclosures



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James Nickoles, et ux

Location: SE side of Chapman Road, 280' NE of Colorado Avenue

Item No.: 235 Zoning Agenda: Meeting of 12-24-85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Capt. J. Kelly 1-12-86*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 6, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 235 Zoning Advisory Committee Meeting are as follows:

Property Owner: James Nickoles, et ux
Location: SE side of Chapman Road, 280' NE of Colorado Avenue
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table M01, Section M-7, Section M06.2 and Table M02. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table M01 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.

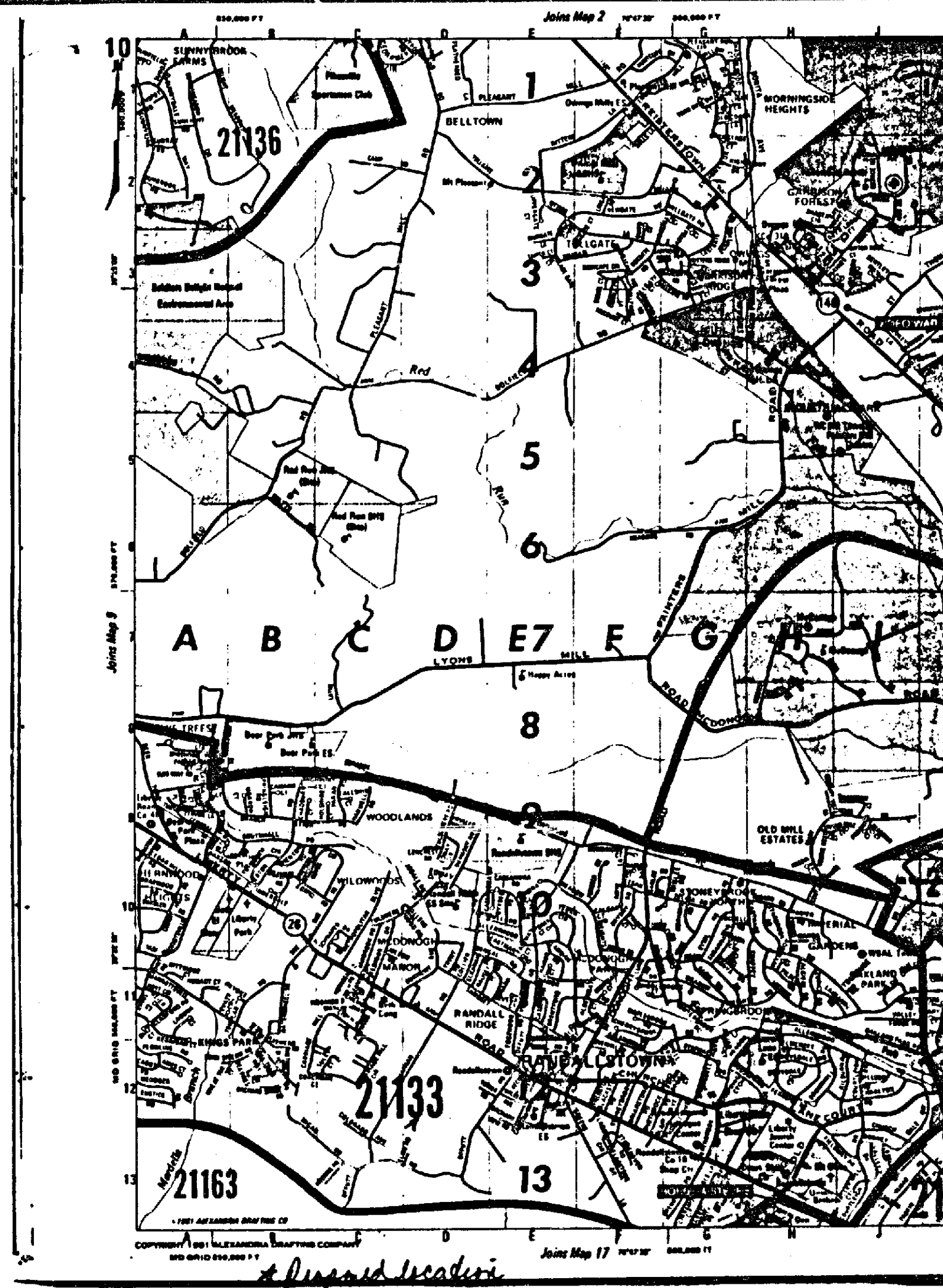
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Poble
Bldg. Plans Review

1/22/86



- LEGEND
- PERC TEST LOC'S
 - ▲ WELL LOC'S
 - EXISTING SEPTIC
 - △ EXISTING WELLS



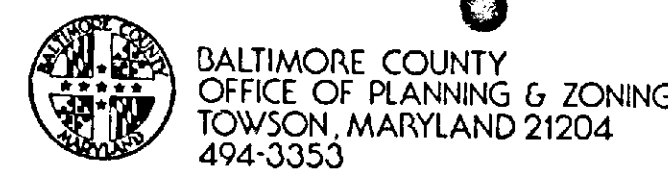
Jeffrey V. Jaras
JEFFREY V. JARAS R.P.L.S. #235

Approved
P/P 8-13-85
Revised
G.B.H.ner
494-3762
BC4D

SITE PLAN
FOR
CHARLES E. POBLETT
3313 CHAPMAN ROAD
RANDALLSTOWN, MD 21133

2ND ELEC. DIST. BALTO., CO.
SCALE: 1"=100' AUG. 3, 1985
RC 5

MAP NW-71
1C
E.D. 2ND
DATE 1-22-87
200
1000
DP



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 4, 1986

Mr. and Mrs. James A. Nickoles
11503 Reisterstown Road
Owings Mills, MD 21117

RE: PETITION FOR VARIANCE
SE/S of Chapman Road, 280'
NE of Colorado Avenue
(3313 Chapman Road) -
2nd Election District
James Arnold Nickoles, et ux,
Petitioners
Case No. 86-381-A

Dear Mr. and Mrs. Nickoles:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: Pecole's Counsel

Ms. Pam Horwitz
3307 Chapman Road
Randallstown, MD 21133

James Arnold Nickoles, 86-381-A
et ux
SE/S Chapman Rd., 280' NE of
Colorado Ave. (3313 Chapman Rd.)
2nd Elec. Dist.

DESCRIPTION

Beginning at a point on the southeast side of Chapman Road
280' northeast of Colorado Avenue and thence running
South 48° 13' 20" East 655.40' thence;
North 50° 23' 04" East 200.00' thence;
North 60° 15' 15" West 472.00' thence;
North 48° 13' 20" West 225.00' thence;
South 41° 01' 49" West 99.37' to the beginning point.
Also known as 3313 Chapman Road, Randallstown, Md. 21133 in the
2nd Election District.

PETITION FOR ZONING VARIANCE
2nd Election District

LOCATION: Southeast Side of Chapman Road, 280 feet Northeast of Colorado Avenue (3313 Chapman Road)

DATE AND TIME: Wednesday, April 2, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit side yard setbacks of 15 feet in lieu of the required 50 feet

Being the property of James Arnold Nickoles, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR VARIANCE
SE/S of Chapman Road, 280'
NE of Colorado Avenue
(3313 Chapman Road) -
2nd Election District
James Arnold Nickoles, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-381-A

The Petitioners herein request variances to permit side yard setbacks of 15 feet in lieu of the required 50 feet.

Testimony by the Petitioners indicated that they propose the construction of a 32' x 56' two-story dwelling with an attached garage, 85 feet from the centerline of Chapman Road. The change of house design from that indicated on the plan submitted means that 21-foot side yard setbacks will be sufficient.

Adjacent neighbors appeared to make inquiries and express concerns.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of a portion of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 4th day of April, 1986, that variances to permit side yard setbacks of 20 feet in lieu of the required 50 feet for the construction of a 32' x 56' dwelling, 85 feet from the centerline of Chapman Road, is hereby

GRANTED.

ORDER RECEIVED FOR FILING
DATE April 4, 1986
BY [Signature]

RE: PETITION FOR VARIANCE
SE/S Chapman Rd., 280'
NE of Colorado Ave.
(3313 Chapman Rd.),
2nd District
JAMES ARNOLD NICKOLES,
et ux, Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-381-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James A. Nickoles, 11503 Reisterstown Rd., Owings Mills, MD 21117, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 A 0 4-3-B-3, to permit side yard setbacks of 15 feet to lieu of required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Width of lot 99.37 feet
2. Septic location is 225 feet back from street.
3. Steam is located approximately 400 feet back from septic system.
4. Well has to be 50 feet from center of street and 30 feet from house.
5. Proposed house is 50 ft. by 30 ft. with an 18 ft. car port. (2.0181 acres, located on the East Side of Chapman Road near Randallstown, in the 2nd Election District of Baltimore County, Maryland)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

James Arnold Nickoles

(Type or Print Name)

Signature

Address

City and State

11503 Reisterstown Road 356-4142

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

James Arnold Nickoles

Name

11503 Reisterstown Road 356-4142

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of April, 1986, at 9:30 o'clock

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Mr. James Arnold Nickoles
Mrs. Stacey Tucker Nickoles
11503 Reisterstown Road
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
SE/S Chapman Rd., 280' NE of Colorado Ave.
(3313 Chapman Rd.)
2nd Election District
James Arnold Nickoles, et ux - Petitioners
Case No. 86-381-A

Dear Mr. and Mrs. Nickoles:

This is to advise you that \$49.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Owings Mills, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018561

DATE 4/2/86 ACCOUNT R-01-615-000

SIGN & POST RETURNED 4/2/86 AMOUNT \$ 49.75

RECEIVED FROM Stacey T. Nickoles

FOR Advertising & Posting re Case 86-381-A

BD17*****457512 4322F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
2nd Election District

LOCATION: Southeast Side of
Columbus Road, 280 feet West of
Columbus Avenue (3313) Chapman
Road.

DATES: Monday - Wednesday,
April 2, 1968; at 9:30 A.M.

PUBLIC HEARING: Room 106,
City Hall Building, 111 W.
Chapeauque Avenue, Springfield,
Maryland 21144

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Ordinance of Baltimore County, will hold a public hearing on the following petition for zoning variance to permit full year's utilization of lot area of the required 50 ft.

That Arnold Jarlon, owner of the above described premises, known as Lot 17, Block 1, Subdivision No. 1, of the "Maplewood" Addition, located on the east side of Columbus Road, between Columbus Avenue and Nichols, et al., et al., shown on plan attached hereto.

In the event the Commission's decision is granted, a building permit may be issued during this period for the proposed work. The Zoning Board has no appeal period. The Zoning Board may suspend this period for good cause and permit holders. Such request must be received in writing by the date of the hearing or set above or made at the hearing.

ARNOLD JARLON,
Zoning Commissioner
Baltimore County

Mar. 13, 1968

86-381-A

PETITION FOR ZONING VARIANCE
_____ and Election District
LOCATION: Southwest Side of Chapman Road,
280 feet Northeast of Colorado Avenue (3313
Chapman Road)
DATE AND TIME: Wednesday, April 2, 1988, at
8:30 a.m.
PUBLIC HEARINGS: Room 108, County Office
Building, 111 W. Chippewa Avenue, Tompkins

Cost of Advertisement \$20.00

Avenue, Towson, Maryland

VALIDATION OR SIGNATURE OF CASHIER

Number of Signs: 1

NEG:JGH:slm

Eugene A. Bober
Chief, Current Planning and Development

Enclosures

Number of Signs: 1

NEG:JGH:slm

Eugene A. Bober
Chief, Current Planning and Development

Enclosures



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James Nickoles, et ux

Location: SE side of Chapman Road, 280' NE of Colorado Avenue

Item No.: 235

Zoning Agenda: Meeting of 12-24-85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 6, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 235 Zoning Advisory Committee Meeting are as follows:

Property Owner: James Nickoles, et ux
Location: SE side of Chapman Road, 280' NE of Colorado Avenue
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

() A building and other miscellaneous permits shall be required before the start of any construction.

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table M01, Section M-7, Section M06.2 and Table M02. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table M01 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.

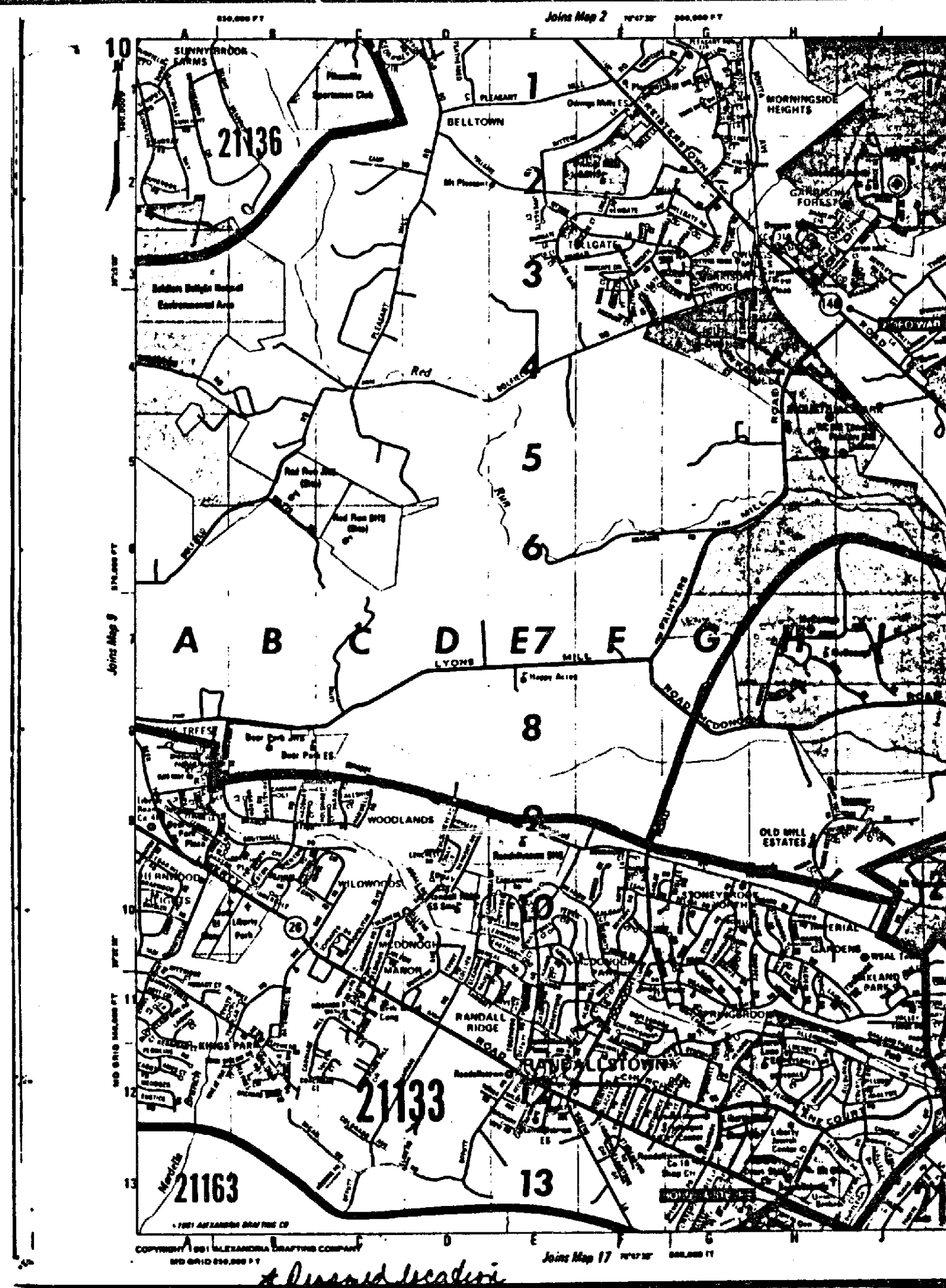
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Poble
Bldg. Plans Review

1/22/86



- LEGEND
- PERC TEST LOC'S
 - ▲ WELL LOC'S
 - EXISTING SEPTIC
 - △ EXISTING WELLS



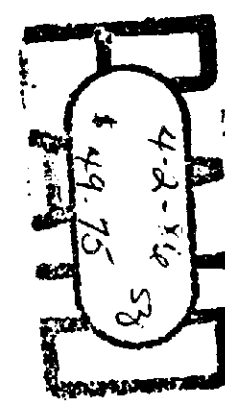
Jeffrey V. Jaras
JEFFREY V. JARAS R.P.L.S. #235

Approved
P/P 8-13-85
Revised
G.B.H.ner
494-3762
BC4D

SITE PLAN
FOR
CHARLES E. POBLETT
3313 CHAPMAN ROAD
RANDALLSTOWN, MD 21133

2ND ELEC. DIST. BALTO., CO.
SCALE: 1"=100' AUG. 3, 1985
RC 5

86-381-A
44-35



86-381-A
235

James Arnold Nickoles, 86-381-A
et ux
SE/S Chapman Rd., 280' NE of
Colorado Ave. (3313 Chapman Rd.)
2nd Elec. Dist.

Ms. Pam Horwitz
3307 Chapman Road
Randallstown, MD 21133

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILM

DATE *April 4 1986*

BY *Andrew D. Hallard*

setback 32' GRAN JMHO

235
86-381A

(over)

for the
MAP 100-7J
1C
E. D. 2
Se.
DATE 1-20-87
300
1000
DP

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Peter Max Zimmerman
Peter Max Zimmerman

FOR: _____
a B0117*****49751a 2028F

Please make the check payable to _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018561

Pre County, Maryland, and remit
to _____, Towson, Maryland

DATE 4/2/75 ACCOUNT NO. R-01-615-000

SIGN & POST RETURNED
4/2/86 AMOUNT \$ 69.75

RECEIVED FROM Staney T. Nickoles

Advertising & Posting re Case #66-381-A

FOR DEPOSIT TO _____

BY _____

DATE 4/2/75

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

JB Kestel
Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
2nd Election District
LOCATION: Southeast Side of Chapman Road, 280 feet Northeast of Chesapeake Avenue (3313 Chapman Road)
DATE AND TIME: Wednesday, April 2, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit the use of the property of James Arnold Nickolas, et ux, as shown on the plan attached to the Petition, on the date and at the time specified above. The Zoning Commissioner will hear all interested parties and will make a decision on the Petition. A copy of the Petition and the plan attached thereto may be obtained from the Zoning Commissioner's Office, Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, during the period of the hearing. Such request must be received by the Zoning Commissioner at least 10 days before the date of the hearing. The Zoning Commissioner's Office is located on the 2nd floor of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.
By Order of:
ARNOLD JABLON
Zoning Commissioner
Baltimore County
Mar. 13

LEGAL NOTICE

PETITION FOR ZONING VARIANCE

LOCATION: Southeast Side of Chapman Road, 280 feet Northeast of Chesapeake Avenue (3313 Chapman Road)

DATE AND TIME: Wednesday, April 2, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit the use of the property of James Arnold Nickolas, et ux, as shown on the plan attached to the Petition, on the date and at the time specified above. The Zoning Commissioner will hear all interested parties and will make a decision on the Petition. A copy of the Petition and the plan attached thereto may be obtained from the Zoning Commissioner's Office, Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, during the period of the hearing. Such request must be received by the Zoning Commissioner at least 10 days before the date of the hearing. The Zoning Commissioner's Office is located on the 2nd floor of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

By Order of:

ARNOLD JABLON

Zoning Commissioner

Baltimore County

Mar. 13

CERTIFICATE OF PUBLICATION

Pikesville, Md., Mar. 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 2nd day of April, 1986.

first publication appearing on the 12th day of Mar., 1986
second publication appearing on the _____ day of _____, 19____
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Allen Hollenberg
Manager

Cost of Advertisement \$20.00

86-381

Mr. James Arnold Nickolas
Mrs. Stacey Tucker Nickolas
11503 Reisterstown Road
Owings Mills, Maryland 21117

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Chapman Rd., 280' NE of Colorado Ave.
(3313 Chapman Rd.)
2nd Election District
James Arnold Nickolas, et ux - Petitioners
Case No. 86-381-A

TIME: 9:30 a.m.

DATE: Wednesday, April 2, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016065

DATE: 3-12-86 ACCOUNT: 86-381-A

AMOUNT: \$35.00

RECEIVED FROM: *James Arnold Nickolas, et ux*

FOR: *Filing fee for Case No. 86-381-A*

FOR: 8634*****350000 REC'D

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-381-A

District: 2nd Location of Posting: 3-12-86

Posted for: *Variances*

Petitioner: *James Arnold Nickolas, et ux*

Location of property: *SE/S of Chapman Road, 280' NE of Colorado Ave. (3313 Chapman Road)*

Location of Sign: *On front of subject property SE side of Chapman Road*

Remarks:

Posted by: *A. J. Jablon* Date of return: 3-14-86

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

Norman E. Gerber
Norman E. Gerber, AICP
Director

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 5, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Resubmitting: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

cc: James Hoswell

Europe A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 7, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. James A. Nickolas
11503 Reisterstown Road
Owings Mills, Maryland 21117

RE: Item No. 235 - Case No. 86-380-A
Petitioners - James A. Nickolas, et ux
Variance Petition

Dear Mr. Nickolas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 24, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbered 231, 232, 233, 234, 235, and 236.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James Nickoles, et ux

Location: SE side of Chapman Road, 280' NE of Colorado Avenue

Item No.: 235

Zoning Agenda: Meeting of 12-24-85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 6, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 235 Zoning Advisory Committee Meeting are as follows:

Property Owner: James Nickoles, et ux
Location: SE side of Chapman Road, 280' NE of Colorado Avenue
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

() A building and other miscellaneous permits shall be required before the start of any construction.

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table M01, Section M-7, Section M06.2 and Table M02. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table M01 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.

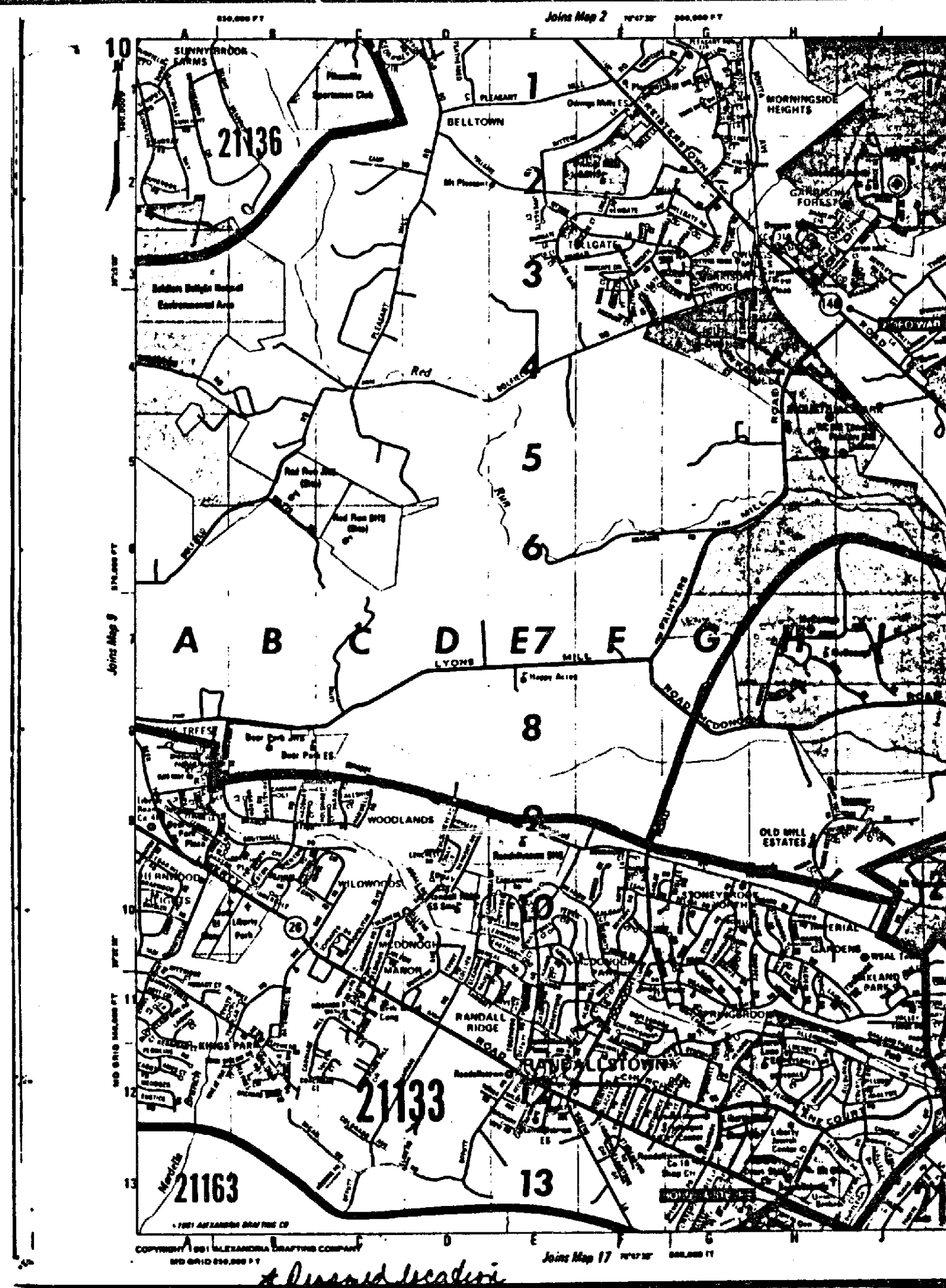
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Poble
Bldg. Plans Review

1/22/86



- LEGEND
- PERC TEST LOC'S
 - WELL LOC'S
 - EXISTING SEPTIC
 - EXISTING WELLS



Jeffrey V. Jaras
JEFFREY V. JARAS R.P.L.S. #235

Approved
P/P 8-13-85
Revised
G.B.H.ner
494-3762
BC 4D

SITE PLAN
FOR
CHARLES E. POBLETT
3313 CHAPMAN ROAD
RANDALLSTOWN, MD 21133

2ND ELEC. DIST. BALTO., CO.
SCALE: 1"=100' AUG. 3, 1985
RC 5